

BOARD OF APPEAL REFERRALS

OCTOBER 1, 1981

1. Z-5342 Aaron Spencer
679-691 Columbia Road, Dorchester
2. Z-5344 Marilyn Frissora
26 Sheafe Street, Boston
3. Z-5345 and Z-5354 Richard and Jayne Crescenzi
401a-b-c Gallivan Boulevard, Dorchester
4. Z-5352 Rosemary Caulfield
778 East Broadway, South Boston
5. Z-5363 Trustees of KNH Realty Trust
2-14 High Street, Boston
6. Z-5374 William J. Wilson
239 Leyden Street, East Boston
7. Z-5380 Christopher Lydon
67 Chestnut Street, Boston
8. Z-5382-5383 Trustees of Boston University
25 Buick Street and 881 Commonwealth Avenue, Boston
9. Z-5386 Rupert R. Gildenhuys
210 Beacon Street, Boston

MEMORANDUM

October 1, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/5/81
Vacant land

Z-5342
Aaron Spencer
679-691 Columbia Rd.
Dorchester at Edward
Everett Square

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use premises for accessory parking

Violation(s):

Section

8-7 accessory off street parking is not allowed in H-1 district.

Abutting "Kentucky Fried Chicken" restaurant would use site for additional accessory parking. Proposal is inappropriate as existing parking facilities can accommodate present vehicular needs. Abutters, neighbors and Columbia - Savin Hill Civic Association are strongly opposed. Recommend denial.

VOTED: In reference to petition Z-5342, brought by Aaron Spencer, 679-691 Columbia Road, Dorchester, for forbidden use to use premises for accessory off street parking in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Abutting "Kentucky Fried Chicken" restaurant would use site for additional accessory parking. Proposal is inappropriate as existing parking facilities can accommodate present vehicular needs. Neighbors, abutters and Columbia - Savin Hill Civic Association are strongly opposed.



Z-5342
679-691 COLUMBIA RD
DOR.F

Board of Appeal Referrals 10/1/81

Hearing: 10/6/81
four story structure

Z-5344
Marilyn Frissora
26 Sheafe St., Boston
near Snow Hill St.

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy form three to four family dwelling; erect one story addition.

Violation(s):

Section

8-7 any dwelling converted for more families which meets at least one half the requirements of open space is conditional in an H-3 district.

15-1 floor area ratio is excessive.

17-1 open space is insufficient.

Four apartment occupancy is existing. Addition of two rooms on roof will provide family space. Public open space is proximate to site. Recommend approval with proviso.

VOTED: In reference to petition Z-5344, brought by Marilyn Frissora, 26 Sheafe St, Boston, for a conditional use and two variances for change of occupancy from three to four family dwelling and erect one story addition in an apartment (H-3) district. the Boston Redevelopment Authority recommends approval with the following provisos: that occupancy not exceed four units; that addition not be visible from street; that plans be submitted to the Authority for design review.

Board of Appeal Referrals 10/1/81

Hearing: 10/6/81
Vacant land

Z-5345 & 5354
Richard & Jayne Crescenzi
401a-b-c Gallivan Blvd., Dor-
chester near Rangeley St.

District(s):	apartment_____	general business_____	industrial_____
	residential R-5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one family dwelling & two family dwelling

Violation(s):

Section

- 14-1 lot area is insufficient.
- 14-3 lot width is insufficient.
- 14-5 access to building on rear of lot is insufficient.
- 14-5 distance between buildings is insufficient.
- 15-1 floor area ratio is excessive.
- 17-1 open space is insufficient.
- 20-1 rear yard is insufficient.

Residential use of this overgrown debris littered lot would eliminate blight and improve the neighborhood. However, staff is opposed to three units without off-street parking on this major artery but supports two units with parking. Community reaction is mixed. Recommend approval with proviso.

VOTED: In reference to petitions Z-5345 & 5354, brought by Richard & Jayne Crescenzi, 401a-b-c Gallivan Blvd., Dorchester, for thirteen variances to erect a one family dwelling and two family dwelling in a residential (R-5) district, the Boston Redevelopment Authority recommends approval of two units with off-street parking. Residential use of this overgrown debris littered lot would eliminate blight and improve the neighborhood. However, three units without off street parking could create hazardous conditions on this major artery.



2-5345 & 2-535

401A-B-C GALLIVAN BLV
(DOR.)

Board of Appeal Referrals 10/1/81

Hearing: 10/6/81
Three story structure.

Z-5352
Rosemary Caulfield
778 East Broadway, South Boston
near M Street

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from three family dwelling to five apartments and lawyers office.

Violation(s):

Section

- 8-7 any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an H-1-50 district.
- 8-7 law office is forbidden in an H-1-50 district.
- 14-2 lot area is insufficient.
- 15-1 floor area ratio is excessive.

Conversion to five units is compatible with the general multi-family residential character of the area. Lawyer's office however, is an undesirable use in this residential block as it would create a precedent for similar nonconformities. Neighborhood reaction is mixed; community groups are opposed. Recommend approval of residential conversion; denial of office use.

VOTED: In reference to petition Z-5352 brought by Rosemary Caulfield, 778 East Broadway, South Boston, for two forbidden uses and two variances for change of occupancy form three family dwelling to five apartments & lawyers office in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval of residential conversion and denial of office use. Conversion to five units is compatible with the general mully-family residential character of the area. Lawyer's office is an undesirable use in this residential block as it would create a precedent for similar nonconformities.



Board of Appeal Referrals 10/1/81

Hearing: 10/6/81
two story structure

Z-5374
William J. Wilson
239 Leyden St., East Boston
near Bennington St.

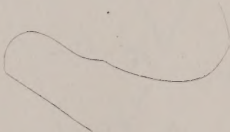
District(s):	apartment_____	general business_____	industrial_____
	residential R-8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one story additon to one family dwelling

Violation(s):
Section
19-1 side yard is insufficient.

Rear addition will be occupied as a living room. No neighborhood opposition. Recom-
mend approval with proviso.

VOTED: In reference to petition Z-5374, brought by William J. Wilson, 239
Leyden St., East Boston, for a variance to erect a one story addition
to a one family dwelling in an apartment (R-8) district, the Boston
Redevelopment Authority recommends approval with proviso that addition
be used only for family purpose.





Z-5374
239 LEYDEN ST.
(E.B.)

Board of Appeal Referrals 10/1/81

Hearing: 10/6/81

Z-5380
Christopher Lydon
67 Chestnut Street, Boston
near River Street

Five-story structure.

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling, advertising office, and rug sales.

Violation(s):

Section

8-7. Advertising agency office is forbidden in an H-2-65 district.

9-2. Change in a nonconforming use.

Ground floor space has been used for many years for retail and office use. Proposal is consistent with residential-commercial uses in the immediate area. Beacon Hill Civic Association has no objections. Recommend approval.

VOTED: In reference to Petition Z-5380, brought by Christopher Lydon, 67 Chestnut Street, Boston, for a forbidden use and change in a nonconforming use to change occupancy from one-family dwelling to one family, advertising office, and rug sales in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Ground floor space has been used for retail and office use for many years. Proposal is consistent with residential-commercial uses in the immediate area. Beacon Hill Civic Association has no objections.

CHESTNUT ST.

(B.P.)

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STREET

ACOM

STREE

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Board of Appeal Referrals 10/1/81

Hearing: 10/6/81

Academic offices, academic garage, university
printing & maintenance; academic health clinic,
office structures

Z-5382-5383

Trustees of Boston University
25 Buick St. & 881 Commonwealth
Ave., Boston

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition; erect pedestrian bridge between structures at
third floor level.

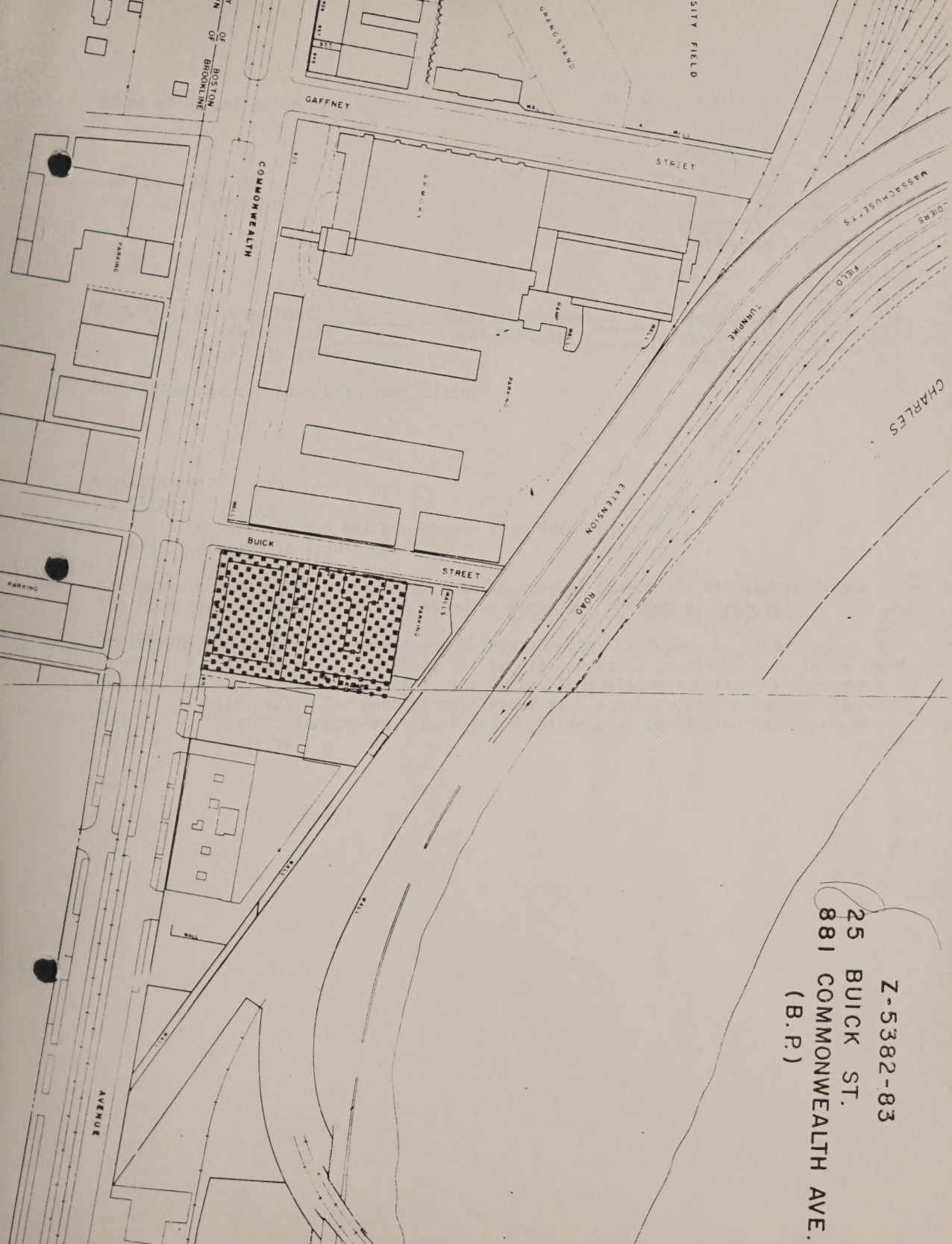
Violation(s):

Section

8-6 addition to a conditional use.

Properties are located within BU city cooperation agreement boundaries. Addition
to academic structure will be used for office purposes. No adverse affect on the
institutional - commercial area. Recommend approval with proviso.

VOTED: In reference to petitions Z-5382-5383, brought by Trustees of Boston
University, 25 Buick St. and 881 Commonwealth Ave., Boston, for two
conditional uses to erect a one story addition and erect a pedestrian
bridge between structures in a general business (B-2) district, the
Boston Redevelopment Authority recommends approval provided plans are
submitted the Authority for design review. Properties are located
within BU city cooperation agreement boundaries. Addition to academic
structure will be used for office purposes. No adverse affect on the
institutional - commercial area.



Z-5382-83
25 BUICK ST.
881 COMMONWEALTH AVE.
(B.P.)

Board of Appeal Referrals 10/1/81

Hearing: 10/6/81
Five story structure

Z-5386
Rupert R. Gildenhuis
210 Beacon St., Boston
Near Dartmouth St.

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect car port with roof patio.

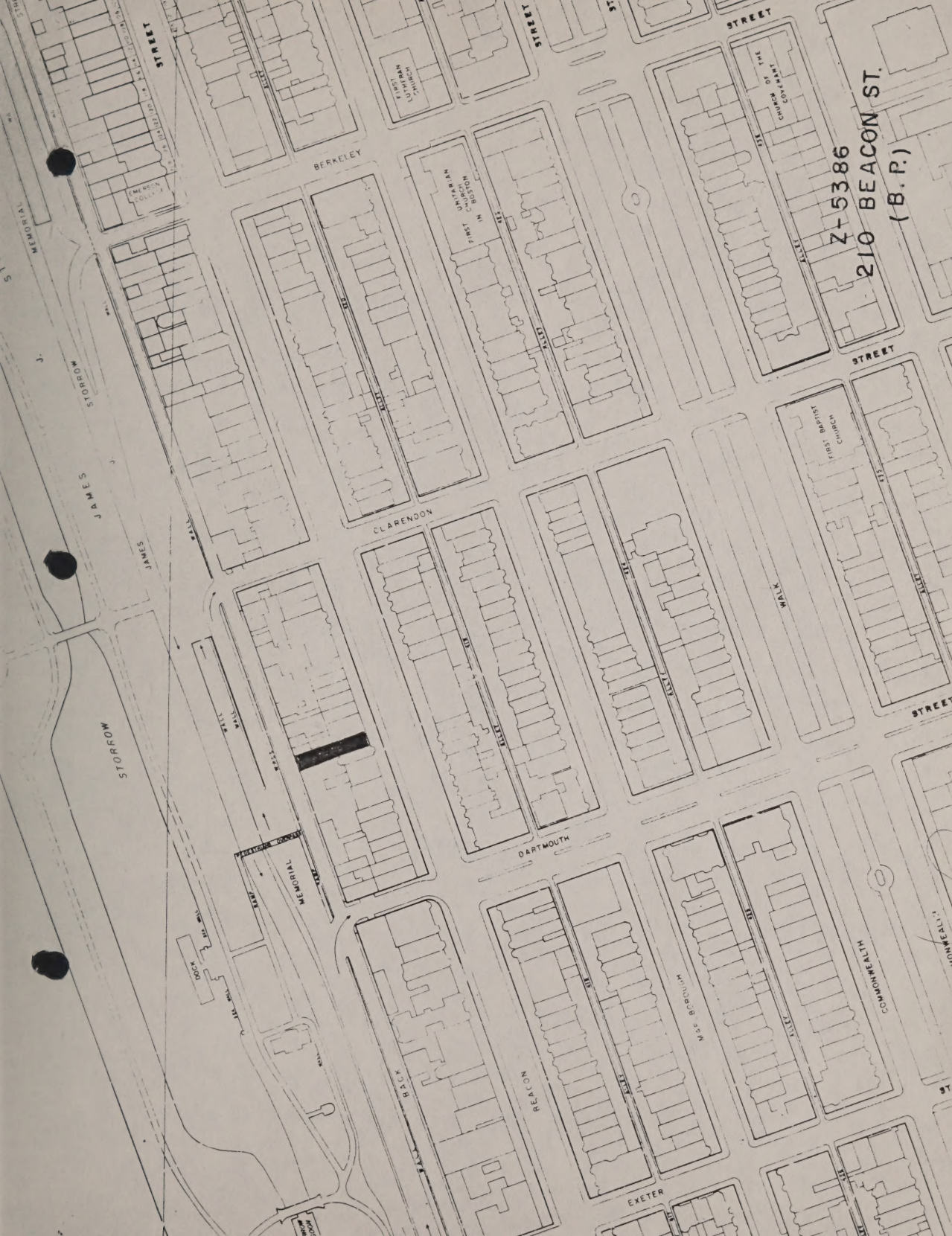
Violation(s):

Section

10-1 accessory use may not occupy the required front yard.
18-4 front yard is insufficient.

Car port is consistent with similar uses in rear of Beacon St. structures. Back Bay Architectural Commission has approved facility. Recommend approval.

VOTED: In reference to petition Z-5386, brought by Rupert R. Gildenhuis, 210 Beacon St., Boston, for two variances to erect car port in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Car port is consistent with similar uses in rear of Beacon Street structures. Back Bay Architectural Commission has approved facility.



Z-5386
210 BEACON ST.
(B.P.)

STORROW

JAMES

JAMES

STORROW

BERKELEY

CLARENDON

DARTMOUTH

BEACON

EXETER

STREET

STREET

STREET

COMMONWEALTH

FIRST BAPTIST CHURCH

CHURCH OF THE COMFORT

FIRST LUTHERAN CHURCH

FIRST CHURCH IN BOSTON

MEMORIAL

DOCK

